

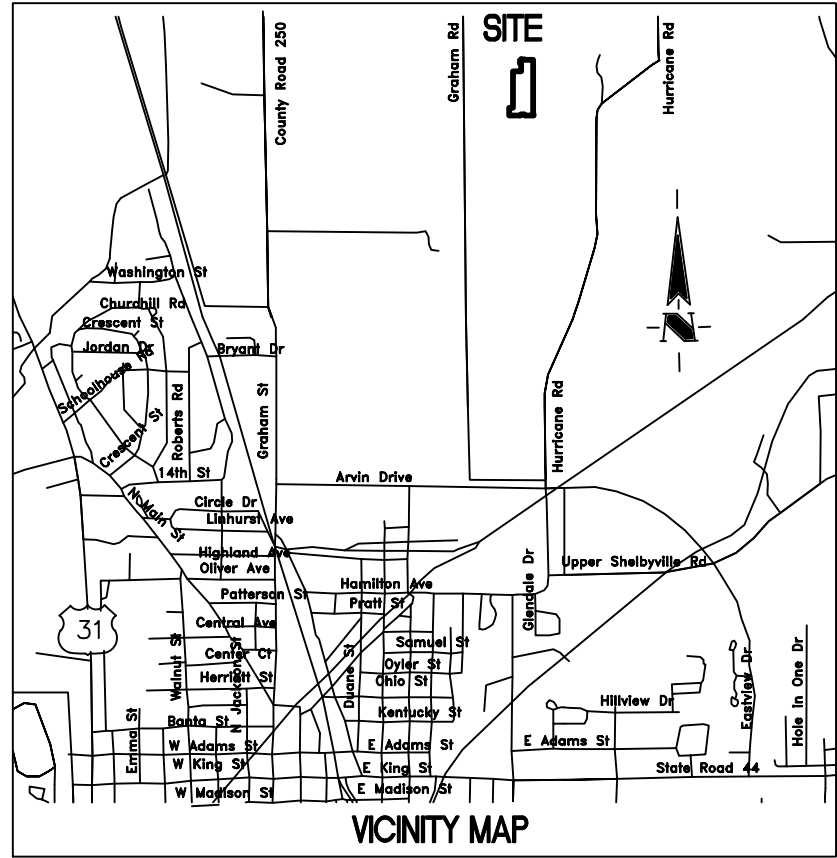
THIS INSTRUMENT WAS PREPARED  
BY STEVEN W. REEVES  
REGISTERED LAND SURVEYOR-INDIANA #20400005  
8901 OTIS AVENUE  
INDIANAPOLIS, INDIANA 46216-1037  
TELEPHONE (317) 826-7100

# FINAL PLAT FOR HERITAGE SECTION 6

IN THE CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA  
PART OF THE N.W. 1/4 SEC. 12-T12N-R4E AND  
PART OF THE S.W. 1/4 OF THE S.W. 1/4 SEC. 1-T12N-R4E



SURVEYOR  
THE SCHNEIDER CORPORATION  
HISTORIC FORT HARRISON  
8901 OTIS AVENUE  
INDIANAPOLIS, INDIANA 46216  
(317) 826-7100



**LEGEND**  
○ - INDICATES STREET CENTERLINE MONUMENTATION - SEE NOTE THIS SHEET  
● - INDICATES 5/8" REBAR W/YELLOW CAP STAMPED "SCHNEIDER FIRM #0001" - SEE NOTE THIS SHEET  
REBAR - SEE NOTE  
D.U.&S.E. - DRAINAGE UTILITY AND SEWER EASEMENT  
B.L. - BUILDING LINE  
G.B.L. - GARAGE BUILDING LINE  
S.F. - SQUARE FOOTAGE  
R/W - RIGHT-OF-WAY  
[0000] - INDICATES LOT ADDRESS

**NOTE**  
SUBDIVISION MONUMENTS ARE REQUIRED PER TITLE 865 (STATE BOARD OF REGISTRATION FOR LAND SURVEYORS) IAC 1-12-18.

STREET CENTERLINE MONUMENTS SHALL BE 5/8" DIA. SHAFT ALUMINUM ROD W/ 1/4" DIA. CAP (W/MAGNET) STAMPED "SCHNEIDER FIRM NO. 0001" SET AT LEAST 1" BELOW FINISHED GRADE.

LOT CORNER AND PERIMETER MONUMENTS SHALL BE 5/8" X 30" METAL ROD W/CAP STAMPED "SCHNEIDER FIRM #0001".

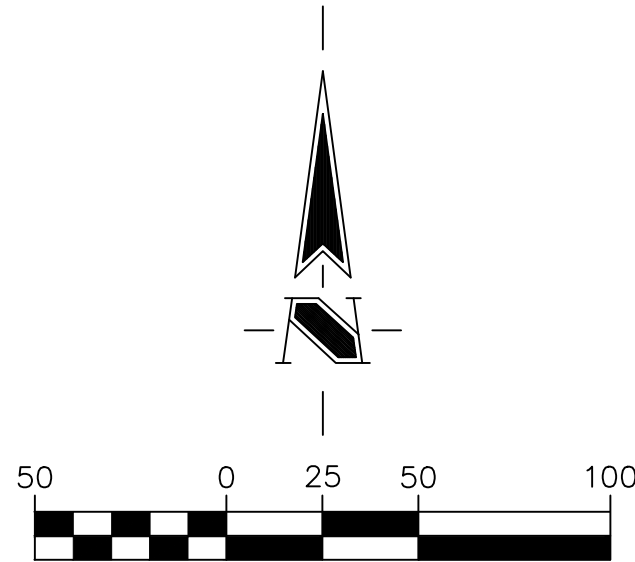
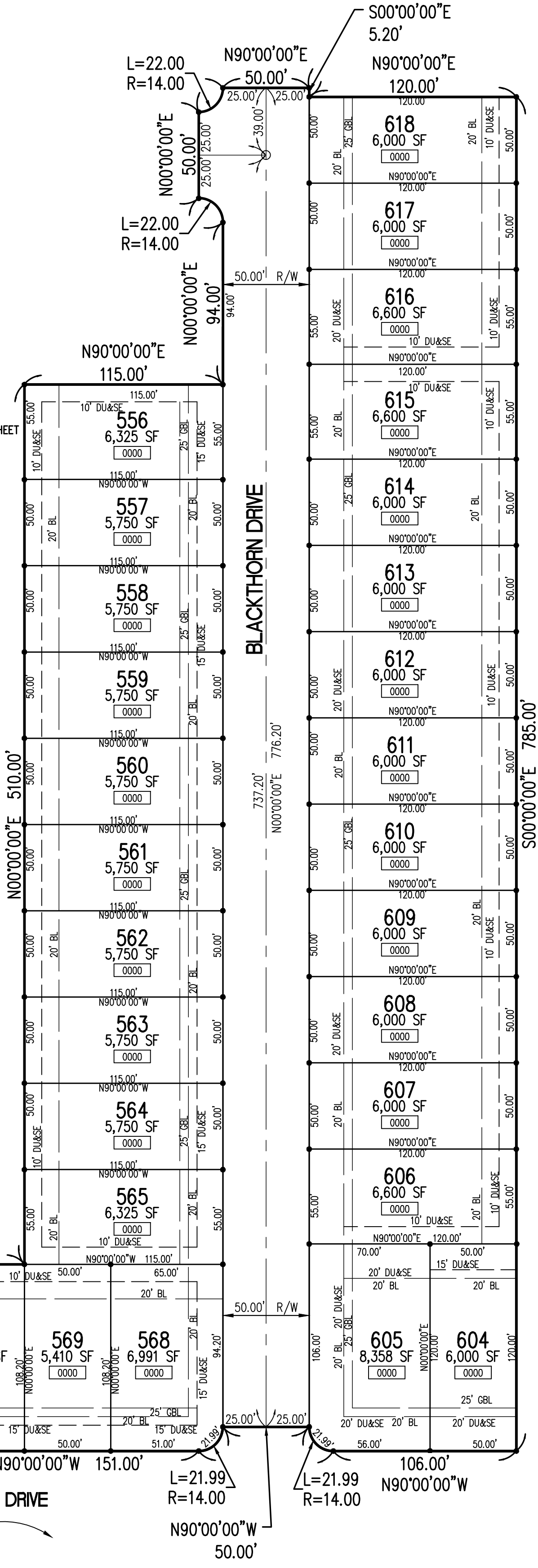
UNLESS OTHERWISE REQUIRED BY LOCAL ORDINANCE, THE INSTALLATION OF AFOREMENTIONED MONUMENTS MAY BE DELAYED FOR UP TO TWO YEARS FROM RECORDATION OF THE PLAT PER STANDARDS AS SET FORTH IN TITLE 865 IAC 1-12-18 SUBSECTION (b)(1)(2).

NORTHWEST CORNER N.W.1/4  
SECTION 12-T12N-R4E  
(STONE WITH "X" FOUND  
BY CARSONITE MARKER POST  
AT SURFACE)

WEST LINE N.W.1/4  
SECTION 12-T12N-R4E

POINT OF BEGINNING  
N89°44'02"E  
40.00'  
R=14.00'  
L=19.64'  
N90°00'00"E  
173.85'  
R=225.00'  
L=7.00'  
NW CORNER  
HERITAGE SECTION 3

POINT OF BEGINNING  
N90°00'00"E  
41.00'  
R=225.00'  
L=121.11'  
N49°52'12"E  
50.00'  
R=14.00'  
L=21.99'  
HERITAGE SECTION 3  
INSTR. #2005-28486  
P.B. D, PG. 603 A-F

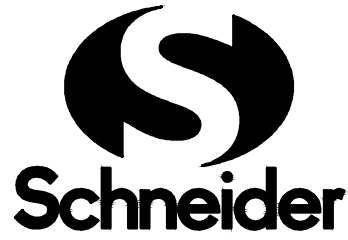


FOR LAND DESCRIPTION SEE SHEET 2 OF 2

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## SURVEYOR'S CERTIFICATE LAND DESCRIPTION

Part of the Northwest Quarter of Section 12 and part of the Southwest Quarter of the Southwest Quarter of Section 1, both being in Township 12 North, Range 4 East of the Second Principal Meridian, in Johnson County, Indiana, being more particularly described as follows:

**COMMENCING** at the Northwest Corner of the Northwest Quarter of said Section 12; thence South 00 degrees 15 minutes 58 seconds East (plat bearing, Heritage Section 3) along the West Line of the Northwest Quarter of said Section 12 a distance of 316.39 feet to the Northwest corner of Heritage Section 3, a subdivision in Johnson County, Indiana, the plat of which is recorded as Instrument Number 2005-28486 in Plat Book D, Page 603 A-F in the Office of the Recorder of Johnson County, Indiana, (the following eleven (11) courses being along the northerly lines thereof; (1) North 89 degrees 44 minutes 02 seconds East 40.00 feet; (2) North 90 degrees 00 minutes 00 seconds East 173.85 feet to a point on a non-tangent curve to the left having a radius of 225.00 feet, the radius point of which bears North 51 degrees 24 minutes 18 seconds East; (3) southeasterly along said curve an arc distance of 7.00 feet to a point which bears South 49 degrees 37 minutes 22 seconds West from said radius point; (4) North 49 degrees 52 minutes 12 seconds East 50.00 feet to a point on a non-tangent curve to the left having a radius of 14.00 feet, the radius point of which bears North 49 degrees 33 minutes 08 seconds East; (5) southeasterly and easterly along said curve an arc distance of 19.64 feet to a point of reverse curvature having a radius of 225.00 feet, the radius point of which bears South 30 degrees 50 minutes 24 seconds East; (6) easterly along said curve an arc distance of 121.11 to a point which bears North 00 degrees 00 minutes 00 seconds East from said radius point; (7) North 90 degrees 00 minutes 00 seconds East 41.00 feet to a point on a tangent curve to the left having a radius of 14.00 feet, the radius point of which bears North 00 degrees 00 minutes 00 seconds East; (8) easterly, northeasterly and northerly along said curve an arc distance of 21.99 feet to a point which bears North 90 degrees 00 minutes 00 seconds East from said radius point; (9) North 90 degrees 00 minutes 00 seconds East 50.00 feet to a point on a non-tangent curve to the left having a radius of 14.00 feet, the radius point of which bears North 90 degrees 00 minutes 00 seconds East; (10) southerly, southeasterly and easterly along said curve an arc distance of 21.99 feet to a point which bears South 00 degrees 00 minutes 00 seconds West from said radius point; (11) North 90 degrees 00 minutes 00 seconds East 51.00 feet to the POINT OF BEGINNING; thence North 00 degrees 00 minutes 00 seconds East 108.20 feet; thence North 90 degrees 00 minutes 00 seconds East 50.00 feet; thence North 00 degrees 00 minutes 00 seconds East 510.00 feet to a point on a curve to the left having a radius of 14.00 feet, the radius point of which bears North 00 degrees 00 minutes 00 seconds East; (12) southerly, southeasterly and easterly along said curve an arc distance of 21.99 feet to a point which bears South 00 degrees 00 minutes 00 seconds West; thence northerly, northwesterly, and westerly along said curve an arc distance of 21.99 feet to a point which bears North 00 degrees 00 minutes 00 seconds West from said radius point; thence North 00 degrees 00 minutes 00 seconds East 50.00 feet to a point on a non-tangent curve to the left having a radius of 14.00 feet, the radius point of which bears North 00 degrees 00 minutes 00 seconds East; (13) southerly, southeasterly and easterly along said curve an arc distance of 21.99 feet to a point which bears South 00 degrees 00 minutes 00 seconds West; thence northerly, northwesterly, and westerly along said curve an arc distance of 21.99 feet to a point which bears North 00 degrees 00 minutes 00 seconds West from said radius point; (14) North 90 degrees 00 minutes 00 seconds West 50.00 feet to a point on a non-tangent curve to the right having a radius of 14.00 feet, the radius point of which bears North 90 degrees 00 minutes 00 seconds West; (15) southerly, southwesterly, and westerly along said curve an arc distance of 21.99 feet to a point which bears South 00 degrees 00 minutes 00 seconds East from said radius point; (16) North 90 degrees 00 minutes 00 seconds West 151.00 feet to the POINT OF BEGINNING, CONTAINING 4.83 ACRES, more or less.

THIS SUBDIVISION CONSISTS OF 28 LOTS, NUMBERED 556 THROUGH 565, 568 THROUGH 570, AND 604 THROUGH 618 TOGETHER WITH STREETS AND EASEMENTS AS SHOWN HEREON.

THE SIZE OF LOTS AND COMMON AREAS AND WIDTHS OF STREETS AND EASEMENTS ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF.

CROSS-REFERENCE IS HEREBY MADE TO SURVEY PLAT RECORDED AS INSTRUMENT NUMBER 2003-040139, FILE "M", PAGE 31 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA.

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND THAT THE WITHIN PLAT REPRESENTS A SUBDIVISION OF THE LANDS SURVEYED WITHIN THE CROSS-REFERENCED SURVEY PLAT, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE HAS BEEN NO CHANGE FROM THE MATTERS OF SURVEY REVEALED BY THE CROSS-REFERENCED SURVEY ON ANY LINES THAT ARE COMMON WITH THE NEW SUBDIVISION. I FURTHER CERTIFY THAT THE SAID SUBDIVISION WAS PLATTED UNDER MY DIRECT SUPERVISION AND CONTROL AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS PLAT REPRESENTS A SURVEY COMPLETED BY ME ON DECEMBER 2, 2014; THAT THE COMPUTED ERROR OF CLOSURE OF THE BOUNDARY SURVEY IS NOT MORE THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET; AND THIS PLAT COMPLIES WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE.

Given my hand and seal at Indianapolis, Indiana this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

STEVEN W. REEVES  
REGISTERED LAND SURVEYOR  
INDIANA #20400005

Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

STATE OF INDIANA )  
COUNTY OF MARION ) SS

Before me, the undersigned Notary Public, personally appeared Steven W. Reeves, and acknowledge execution of the foregoing instrument as his/her voluntary act and deed, for the purpose expressed herein.

Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Notary Public (Notary name - typed or printed)

My commission expires: \_\_\_\_\_ County of residence \_\_\_\_\_

## REDACTION STATEMENT

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. Steven W. Reeves

**SOURCE OF TITLE:**  
Instrument No. 2014016075

## DEDICATION CERTIFICATE

I, the Undersigned, as President of BEVO, LLC, the owner of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the herein plat.

This subdivision shall be known and designated as "HERITAGE SECTION 6", an addition to the City of Franklin, Johnson County, State of Indiana.

All streets, and public open spaces shown and not heretofore dedicated are hereby dedicated to the public.

Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street there shall be erected or maintained no building or structure.

## DEDICATION CERTIFICATE (CONTINUED)

EASEMENTS - Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow of drainage channels in the easements or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements therein shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority is responsible.

The street trees and sidewalks along the frontage of each individual lot shall be installed as part of the construction phase of the home on each individual lot.

The foregoing Real Estate is subject to the provisions of the zoning commitments for the Brookhaven Residential PUD annexation, referenced in Exhibit "B" within Ordinance Number: 2003-02, Recorded as Instrument Number 2003-019859 in the Office of the Recorder of Johnson County.

The foregoing Real Estate is subject to the provisions of the Declaration of Covenants, Conditions and Restrictions for Heritage Subdivision, Instrument Number 2003-044211, and also subject to the provisions of the First Amendment to the Declaration of Covenants, Conditions and Restrictions for Heritage Subdivision, Instrument Number 2004-005906 in the Office of the Recorder of Johnson County, Indiana.

Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Owner: BEVO, LLC.

By: \_\_\_\_\_  
Curtis A. Rector, President

STATE OF INDIANA )  
COUNTY OF \_\_\_\_\_ ) SS

Before me, the undersigned Notary Public, personally appeared Curtis A. Rector, President of BEVO, LLC and each separately and severally acknowledge execution of the foregoing instrument as his/her voluntary act and deed, for the purpose expressed herein.

Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Notary Public

(Notary name - typed or printed)

My commission expires: \_\_\_\_\_

County of residence \_\_\_\_\_

## CERTIFICATE OF APPROVAL

Under authority provided by Chapter 138, Acts 1957, enacted by the General Assembly of the State of Indiana, and all acts supplemental and amendatory thereof, this plat was given primary approval by a majority of the members of the City of Franklin Plan Commission as provided for in Section 3.3 of the Subdivision Control Ordinance for the City of Franklin at a meeting held on the 22nd day of July, 2003.

CITY OF FRANKLIN PLAN COMMISSION

BY: \_\_\_\_\_  
Chairman

ATTEST: \_\_\_\_\_  
Secretary

This plat is recommended for approval by the Franklin Plan Commission:

\_\_\_\_\_  
Senior Planner

\_\_\_\_\_  
City Engineer

BE IT RESOLVED by the Board of Public Works and Safety, City of Franklin, Johnson County, Indiana, that the dedications shown on this plat are hereby approved and accepted this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Member

ATTEST: \_\_\_\_\_  
Clerk-Treasurer

## RECORDING DATA

ENTERED FOR TAXATION this \_\_\_\_\_ day of \_\_\_\_\_

No. \_\_\_\_\_ RECEIVED FOR RECORD this \_\_\_\_\_ day of \_\_\_\_\_ at \_\_\_\_\_ and recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_

\_\_\_\_\_  
County Auditor

\_\_\_\_\_  
County Recorder

\_\_\_\_\_  
County Assessor